

APPENDIX H
Environmental Covenant

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2014039874

Recorded On 7/30/2014 At 3:23:30 PM

* Total Pages - 14

* Instrument Type - DEED AGREEMENT - NO PROPERTY TRANSFER

Invoice Number - 670196

User - TLF

* Grantor - AMETEK INC

*

* Customer - AMETEK INC

FEEs

RECORDING FEES \$588.00

TOTAL PAID \$588.00

Bucks County UPI Certification
On July 30, 2014 By JQ

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

RETURN DOCUMENT TO:
AMETEK INC

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Joseph J. Szafran, Jr.
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

0F64C7



Environmental Covenant
May 1, 2014

When recorded, return to:
AMETEK, Inc.
1100 Cassatt Rd.
P.O. Box 1764
Berwyn, PA 19312-1177

The County Parcel Identification Numbers of the Property are part of a larger Deed Consolidation where the tax parcel numbers are:

39-008-357	39-008-367	39-008-368	39-008-369
39-008-370	39-008-371	39-008-372	39-008-373
39-008-374	39-008-375	39-008-376	39-008-377
39-008-378	39-008-379	39-008-380	39-008-381
39-008-382	39-008-383	39-008-384	39-008-385
39-008-386	39-008-387	39-008-388	39-008-389
39-008-390	39-008-391	39-008-392	39-008-393
39-008-395	39-008-396	39-008-397	39-008-398
39-008-399	39-008-400	39-008-401	39-008-402
39-008-403	39-008-404	39-008-405	39-008-406
39-008-407	39-008-409	39-008-411	39-008-412
39-008-413	39-008-414	39-008-415	39-008-416
39-008-417	39-008-419		

OWNER / GRANTOR: AMETEK, Inc.

PROPERTY ADDRESS: 900 Clymer Avenue, Sellersville, PA 18960-2628

ENVIRONMENTAL COVENANT

This Environmental Covenant is executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, Act No. 68 of 2007, 27 Pa. C.S. §§ 6501 – 6517 (UECA). This Environmental Covenant subjects the Property identified in Paragraph 1 to the activity and/or use limitations in this document. As indicated later in this document, this Environmental Covenant has been approved by the United States Environmental Protection Agency (EPA).

1. **Property affected.** The property affected (Property) by this Environmental Covenant is located in Sellersville, Bucks County.

The postal street address of the Property is: 900 Clymer Avenue, Sellersville, PA 18960-2628. The latitude and longitude of the center of the Property affected by this Environmental Covenant is: 40.356-75.300 in decimal degrees.

The Property has been known by the following name: AMETEK, U.S. Gauge Division, Plant # 2.

A complete description of the Property is attached to this Environmental Covenant as Exhibit A. A metes and bounds description and a map of the Property are attached to this Environmental Covenant as Exhibit B.

2. **Property Owner / Grantor.** AMETEK, Inc. ("AMETEK") is the Owner of the Property and the Grantor of this Environmental Covenant.

3. The mailing address of the Owner is:

AMETEK, Inc.
1100 Cassatt Rd.
P.O. Box 1764
Berwyn, PA 19312-1177
Attention: General Counsel

4. **Description of Contamination & Remedy.**

Constituents of Concern ("COCs") in the groundwater at the Property include the chlorinated volatile organic compounds ("CVOCs"): 1,1-Dichloroethene (1,1-DCE); cis-1,2-dichloroethene (cis-1,2-DCE); 1,1,1-Trichloroethane (1,1,1-TCA); Trichloroethene (TCE); and Tetrachloroethene (PCE). In addition, 1,4-Dioxane was identified in the groundwater.

The corrective action to be undertaken includes the continued operation and monitoring of the Property's existing groundwater extraction and treatment system to ensure that the hydraulic control of the groundwater COCs will be maintained, and long-term groundwater COCs and 1,4-Dioxane stability monitoring. Long-term monitoring is proposed through performance sampling and gauging of the Technical Impracticability (TI) Boundary monitoring well network, and monitoring wells MW-21S, MW-21D (new) and MW-22D, which are outside the Property's TI Boundary. (The TI Boundary is congruent with the Property boundary lines. The TI Boundary monitoring well network and Monitoring Wells MW-21S, MW-21D (new) and MW-22D, which are outside the TI Boundary, are shown on Exhibit C.)

The eventual goal for groundwater beyond the TI Zone is restoration to drinking water standards, with a specific goal being the attainment of respective MCLs for the Property's COCs.

The Administrative Record for the environmental response relating to this Environmental Covenant includes a Statement of Basis dated August 23, 2011, Final Decision and Response to Comments on Selection of Corrective Measures Under Section 3008(h) of the Resource Conservation Recovery Act, AMETEK, U.S. Gauge Division- Plant #2, Sellersville Pennsylvania dated June 8, 2012 and the Final Corrective Measures Implementation Report, dated May 8, 2012. The Administrative Record can be reviewed at USEPA, Region III, 1650 Arch Street, Philadelphia, PA 19103-2029.

5. **Activity & Use Limitations.** The Property is subject to the following activity and use limitations, which the then current owner(s) of the Property, and its tenants, agents, employees and other persons under its control, shall abide by: the Property may be used only for

non-residential purposes. Use for recreational purposes, park land or as open space is not permitted. The installation of public or domestic groundwater supply wells on the Property is prohibited. In addition, the Sellersville Borough Subdivision and Land Ordinance Section 135-36 Water Supply, which prohibits the installation of public or domestic groundwater supply wells, is applied to land areas within the Sellersville Borough, including the lands on which MW-21S, MW-21D (new) and MW-22D are located.

The Property's existing groundwater recovery and treatment system shall continue to be operated by AMETEK at groundwater extraction rates necessary to maintain hydraulic control until such time as EPA determines that its operation is not necessary. Before any new structure is constructed on the Property, a risk assessment report to determine whether any mitigation measures are required based on the design and intended use of the structure must be submitted to EPA for approval. No building may be constructed without prior written EPA approval.

6. **Notice of Limitations in Future Conveyances.** Each instrument hereafter conveying any interest in the Property subject to this Environmental Covenant shall contain a notice of the activity and use limitations set forth in this Environmental Covenant and shall provide the recorded location of this Environmental Covenant.

7. **Compliance Reporting.** Every January 15 following EPA's approval of this Environmental Covenant the then current owner(s) shall submit to EPA written documentation stating whether or not the activity and use limitations in this Environmental Covenant are being complied with. In addition, within one (1) month after any of the following events, the then current owner(s) of the Property shall submit the written documentation to EPA: noncompliance with the activity and use limitations in this Environmental Covenant; transfer of the Property; changes in use of the Property; or filing of applications for building permits for the Property and any proposals for any site work, if the building or proposed site work will affect the contamination on the Property subject to this Environmental Covenant.

A groundwater gauging and sampling event shall be conducted annually by AMETEK for the TI Boundary monitoring well network and Monitoring Wells MW-21S, MW-21D (new) and MW-22D. The results of this sampling event shall be provided by AMETEK to EPA Region III, in accordance with the reporting requirements in the CMI report. If during Property development, monitoring well(s) are required to be moved, the then current owner(s) shall provide in writing to the Department and the EPA the rationale and proposed new locations. EPA and Department written approval would be required prior to any well relocation. The groundwater gauging and sampling events may be terminated at such time as EPA determines that no further gauging and sampling is required.

8. **Access by EPA and the Department.** In addition to any rights already possessed by EPA and the Department, this Environmental Covenant grants to EPA and the Department a right of reasonable access of the Property in connection with implementation or enforcement of this Environmental Covenant.

9. **Recording & Proof & Notification.** Within thirty (30) days after the date of EPA's approval of this Environmental Covenant AMETEK, shall file this Environmental

Covenant with the Recorder of Deeds for Bucks County and send a file-stamped copy of this Environmental Covenant to EPA within 60 days of recording. Within that time period, AMETEK, also shall send a file-stamped copy to each of the following: Borough of Sellersville, Pennsylvania and the County of Bucks, Pennsylvania.

10. **Termination or Modification.** This Environmental Covenant is perpetual and runs with the land unless terminated or modified in accordance with Section 9 or 10 of UECA, 27 Pa. C.S. §§ 6509, 6510. The Grantor agrees to provide EPA written notice of the pendency of any foreclosure referred to in 27 Pa. C.S. § 6509(a)(4) within seven calendar days of becoming aware of such pendency.

Termination of this Environmental Covenant is permissible based upon (i) reduction of COC concentrations in groundwater at the Property to MCLs as shown by the Property TI Boundary monitoring wells and monitoring wells MW-21S and MW-21D (new); and (ii) reduction of 1,4-Dioxane concentrations as shown by the Property TI Boundary monitoring wells and monitoring well MW-22D to 6.1 ug/l (being the current EPA Tapwater Risk Based Screening Concentration for 1,4-Dioxane) or the then-current MCL, if one is promulgated. EPA must approve, in writing, of such termination.

In accordance with Section 10 of UECA, 27 Pa. C.S. §6510(a)(3)(i), Grantor hereby waives the right to consent to any amendment or termination of this Environmental Covenant by consent; it being intended that any such amendment or termination by consent in accordance with this paragraph only requires the following signatures on the instrument amending or terminating this Environmental Covenant: (i) the then current owner(s) and (ii) the EPA.

11. **EPA and the Department's addresses.** Communications with the United States Environmental Protection Agency and the Pennsylvania Department of Environmental Protection regarding this Environmental Covenant shall be sent to:

United States Environmental Protection Agency
1650 Arch Street
Mail Code 3LC30
Philadelphia, PA 19103

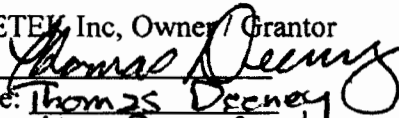
Environmental Cleanup Program Manager
Pennsylvania Department of Environmental Protection
Southeast Regional Office
2 E. Main Street
Norristown, PA 19401-4915

ACKNOWLEDGMENTS by Owner in the following form:

Date: July 25, 2014

AMETEK Inc, Owner / Grantor

By:



Name: Thomas Deeney

Title: Vice President

Date: 7.29.14

APPROVED by the U.S. Environmental Protection Agency

By:



Name: John A. Anderson

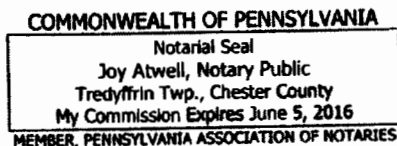
Title: Director, LCD

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Chester SS:

On this 25th day of July, 2014, before me, the undersigned officer, personally appeared Thomas Deeney the Vice President of AMETEK, Inc. who acknowledged himself/herself to be the person whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



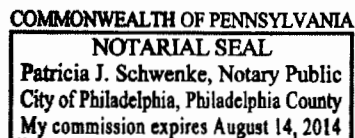
Joy Atwell
Notary Public

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Philadelphia SS:

On this 24th day of July, 2014, before me, the undersigned officer, personally appeared John A. Armstead, who acknowledged himself to be the Director, Land and Chemicals Division of the United States Environmental Protection Agency, Region III., whose name is subscribed to this Environmental Covenant, and acknowledged that s/he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Patricia J. Schwenke
Notary Public

Exhibit A
Description of Property

The Site which is the subject of this Environmental Covenant is located at 900 Clymer Avenue in Sellersville, Bucks County, Pennsylvania and was the location of a pressure and vacuum gauge manufacturing business since 1957. Manufacturing operations ceased in 2008. In 2012, all manufacturing building structures on the property were demolished, except for the concrete foundations and slabs which were left intact. Currently, a groundwater recovery and treatment system operates on the property, along with monitoring wells, as part of the RCRA Final Remedy.

The Site is approximately 43.9 acres and as previously mentioned serves as administrative and engineering offices and as a warehouse. The Site is bounded by residential areas to the northeast and southeast, by a wooded/residential area to the northwest and a mixture of commercial and residential to the southwest. The Table below lists the northing/easting Pennsylvania State Plane Coordinates of the site property corners. The attached Exhibit B provides a metes and bounds description and the most recently prepared Site survey map.

Survey Corner	Northing	Easting
500	383167.2	2651181
501	382231.9	2652088
502	381548.8	2651567
503	381541.5	2651578
504	381249	2651355
505	381854.3	2650560
506	382162.3	2650168
507	382177.9	2650166
508	383033.1	2650859
509	382928.6	2650988

Exhibit B
Metes and Bounds Description



Taylor Wiseman & Taylor

ENGINEERS / SURVEYORS / SCIENTISTS

1300 Horizon Drive, Suite 112, Chalfont, PA 18914

267-956-1020 phone 267-956-1019 fax

www.taylorwiseman.com

**Metes and Bounds Description
Ametek U.S. Gauge Facility**

ALL THAT CERTAIN piece or parcel of ground situated in the Borough of Sellersville, County of Bucks and Commonwealth of Pennsylvania being shown on a plan entitled in part "Boundary and Existing Features Survey, Ametek U.S. Gauge Facility prepared for ARCADIS, U.S., Inc." as prepared by Taylor Wiseman & Taylor dated November 23, 2011, being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of northwesterly right of way line for Ridge Avenue (44 feet wide at this point) with the northeasterly right of way line for Hughes Avenue (40 feet wide, unopened), and from said point running:

thence (1) along the northeasterly right of way line for Hughes Avenue (first unopened at 40 feet wide, then opened at 60 feet wide and then unopened at 40 feet wide) North $52^{\circ}40'40''$ West, 999.51 feet to a point on the southeasterly right of way line for Clymer Avenue (46 feet wide, unopened at this point);

thence (2) along the southeasterly right of way line for Clymer Avenue, South $36^{\circ}32'20''$ West, a distance of 0.84 feet to a spike found;

thence (3) crossing the bed of Clymer Avenue and then running along the northeasterly right of way line for Hughes Avenue (40 feet wide, first unopened then opened), North $51^{\circ}49'13''$ West, a distance of 356.37 feet to a rebar found at a corner of lands now or formerly of C. Everett, Inc. (TMP 39-8-394);

thence (4) along the lands now or formerly of C. Everett, Inc., North $38^{\circ}10'47''$ East, a distance of 150.00 feet to a rebar found,

thence (5) continuing along the same, North $51^{\circ}49'13''$ West, a distance of 38.27 feet to a rebar found;

thence (6) continuing along the same, South $38^{\circ}10'47''$ West, a distance of 150.00 feet to a rebar found on the aforementioned northeasterly right of way line for Hughes Avenue (40 feet wide);

thence (7) along the northeasterly right of way line for Hughes Avenue (40 feet wide), North $51^{\circ}49'13''$ West, a distance of 103.65 feet to a concrete monument found at a point of curvature at the terminus of the southeasterly right of way line for Pine Street;



thence (8) along the southeasterly right of way line for Pine Street, along an arc curving to the right having a radius of 11.00 feet, a delta angle of $90^{\circ}48'56''$ and an arc length of 17.44 feet to a concrete monument found at a point of tangency;

thence (9) along the southeasterly right of way line for Pine Street (40 feet wide, first opened then unopened) North $38^{\circ}59'43''$ East, a distance of 1100.35 feet to a concrete monument found on southwesterly side of an unopened alley;

thence (10) along the southwesterly side of an unopened alley, South $51^{\circ}00'17''$ East, a distance of 166.00 feet a corner, said corner being located South $34^{\circ}55'31''$ East a distance of 0.48 feet from a concrete monument found, said corner also being a corner of lands now or formerly of Simon Miller Properties, LLC (TMP 39-8-408) listed hereafter as Exception 1;

thence (11) along the southeasterly side of an unopened alley, North $38^{\circ}59'43''$ East, a distance of 306.96 feet to a concrete monument found at a corner of lands now or formerly of The Ridge Group, Inc. (TMP 39-8-366);

thence (12) along the lands now or formerly of The Ridge Group, Inc., South $44^{\circ}07'43''$ East, a distance of 1303.02 feet to a concrete monument found,

thence (13) continuing along lands now or formerly of The Ridge Group, Inc., and then along the northwesterly right of way line for Wyckford Drive (60 feet wide), South $37^{\circ}19'20''$ West, a distance of 858.98 feet to a concrete monument found at the terminus line where Wyckford Drive becomes the aforementioned Ridge Avenue;

thence (14) along said terminus, South $55^{\circ}53'00''$ East, a distance of 13.02 feet to a concrete monument found on the northwesterly right of way line for Ridge Avenue;

thence (15) along the northwesterly right of way line for Ridge Avenue (44 feet wide at this point), South $37^{\circ}19'20''$ West, a distance of 367.85 feet to the POINT OF BEGINNING.

Containing a calculated gross area of 44.005 acres.

EXCEPTING from the above described tract the following two tracts:

**Exception 1
TMP 39-8-408**

ALL THAT CERTAIN piece or parcel of ground situated in the Borough of Sellersville, County of Bucks and Commonwealth of Pennsylvania being shown as lands now or formerly of Simon Miller Properties, LLC (TMP 39-8-408) on a plan entitled in part "Boundary and Existing Features Survey, Anetek U.S. Gauge Facility prepared for ARCADIS, U.S., Inc." as prepared by Taylor Wiseman & Taylor dated November 23, 2011, being more particularly described as follows:



BEGINNING at corner common with the overall tract boundaries, at the intersection of the terminus of the southwesterly right of way line for Herbert Street (40 feet wide, unopened) with the northeasterly sideline of an unnamed alley (16 feet wide, unopened), said point being located, South $34^{\circ}55'31''$ East a distance of 0.48 feet from a concrete monument found, and from said point running:

thence, along the lands now or formerly of Ametek, Inc. the following four (4) courses and distances, to wit:

- (1) along the southwesterly right of way line for the unopened Herbert Street, South $51^{\circ}00'17''$ East, a distance of 121.23 feet to a point at the intersection of the southwesterly right of way line for Herbert Street and the northwesterly right of way line for Clymer Avenue (40 feet wide, unopened);
- (2) along the northwesterly right of way line for the unopened Clymer Avenue, South $39^{\circ}13'43''$ West, a distance of 20.00 feet to a rebar found;
- (3) North $51^{\circ}00'17''$ West, a distance of 121.15 feet to a rebar found on the aforementioned northeasterly sideline of an unnamed alley (16 feet wide, unopened);
- (4) along the northeasterly sideline of an unnamed alley, North $38^{\circ}59'43''$ East, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing a calculated area of 0.056 acre.

Exception 2
TMP 39-8-410

ALL THAT CERTAIN piece or parcel of ground situated in the Borough of Sellersville, County of Bucks and Commonwealth of Pennsylvania being shown as lands now or formerly of Norman E. & Lois J. Godshall (TMP 39-8-410) on a plan entitled in part "Boundary and Existing Features Survey, Ametek U.S. Gauge Facility prepared for ARCADIS, U.S., Inc." as prepared by Taylor Wiseman & Taylor dated November 23, 2011, being more particularly described as follows:

BEGINNING at a point marked by a rebar found on the northeasterly right of way line for Clymer Avenue (40 feet wide, unopened), said point being located the following two (2) courses and distances from a corner of the overall tract boundaries, at the intersection of the terminus of the southwesterly right of way line for Herbert Street (40 feet wide, unopened) with the northeasterly sideline of an unnamed alley (16 feet wide, unopened), said point being located, South $34^{\circ}55'31''$ East a distance of 0.48 feet from a concrete monument found:

- (1) along the southwesterly right of way line for the unopened Herbert Street and crossing the unopened Clymer Avenue, South $51^{\circ}00'17''$ East, a distance of 161.23 to a point at the intersection of the southwesterly right of way line for the unopened Herbert Street with the northeasterly right of way line for the unopened Clymer Avenue;
- (2) along the northeasterly right of way line for the unopened Clymer Avenue, South $39^{\circ}13'43''$ West, a distance of 140.00 to the true POINT OF BEGINNING, and from said point running:



thence, along the lands now or formerly of Ametek, Inc. the following four (4) courses and distances, to wit:

- (1) South 51°00'17" East, a distance of 111.73 feet to a rebar found;
- (2) South 38°59'43" West, a distance of 20.00 feet to a rebar found;
- (3) North 51°00'17" West, a distance of 111.81 feet to a rebar found on the aforementioned northeasterly right of way line for the unopened Clymer Avenue;
- (4) along the northeasterly right of way line for the unopened Clymer Avenue, North 39°13'43" East, a distance of 20.00 to the POINT OF BEGINNING.

Containing a calculated area of 0.051 acre.

CONTAINING a total calculated net area of 43.898 acres.

The herein described parcel being comprised of the following Bucks County Tax Assessor's Tax Map Parcel numbers:

39-008-357	39-008-367	39-008-368	39-008-369
39-008-370	39-008-371	39-008-372	39-008-373
39-008-374	39-008-375	39-008-376	39-008-377
39-008-378	39-008-379	39-008-380	39-008-381
39-008-382	39-008-383	39-008-384	39-008-385
39-008-386	39-008-387	39-008-388	39-008-389
39-008-390	39-008-391	39-008-392	39-008-393
39-008-395	39-008-396	39-008-397	39-008-398
39-008-399	39-008-400	39-008-401	39-008-402
39-008-403	39-008-404	39-008-405	39-008-406
39-008-407	39-008-409	39-008-411	39-008-412
39-008-413	39-008-414	39-008-415	39-008-416
39-008-417	39-008-419		

The herein described parcel being comprised of Blocks 9 (excepting Lot 21), 14 (excepting Lot 13), 16, 18, 20, 25 (excepting Lot 5), 26, 27, 28, 29 and 30 as shown a plan entitled in part "Sellersville Estates" as prepared by Metz & Weir dated August 8, 1921 revised August 25, 1921 and recorded in the Office of the Bucks County Recorder of Deeds in Plan Book 242 page 49A; together with the lands described in Deed Book 1324 page 555 and the lands described in Deed Book 2241 page 525.

David C. Nowicki, PLS SU061655
Taylor Wiseman & Taylor January 27, 2012



Exhibit C
Boundary and Existing Features Survey

